9.2 A TYPOLOGY OF RESIDENTIAL AREAS

Martin Ouředníček, Zuzana Kopecká

Already present in older works focusing on urban socio-spatial differentiation (Moscheles 1937; Král 1947), the typology of residential areas has a long history in Prague. These works drew on cadastral territories. Current typologies are designed on the level of urbanistic districts which were first defined for the purposes of the 1970 population census in Czechoslovakia and divided the city into areas based on their function (e.g. residential, transportation, services, work etc.). These units were then quite often used in quantitative analyses of the 1970 census results, some of which were published (Linhart, Rak, Voženílek 1977). However, their later use, in the 1980s and 1990s, was limited to analytical works of relevant departments of the Office of the Chief Architect and several student works. In 2001 the City Development Authority Prague (ÚRM 2001) developed a typology of urbanistic districts for the purpose of processing the results of the 2001 Population and Housing Census (see Figure 9.3.1). Eight types of urbanistic districts in total were defined and used in Czech Statistical Office's publications to analyse a part of the census results for the capital, Prague. The typology has since been refined by the URRlab research group and subsequently used in quantitative analyses and student works (Ouředníček et al. 2012). Its actualized version has been used also in other map sheets.
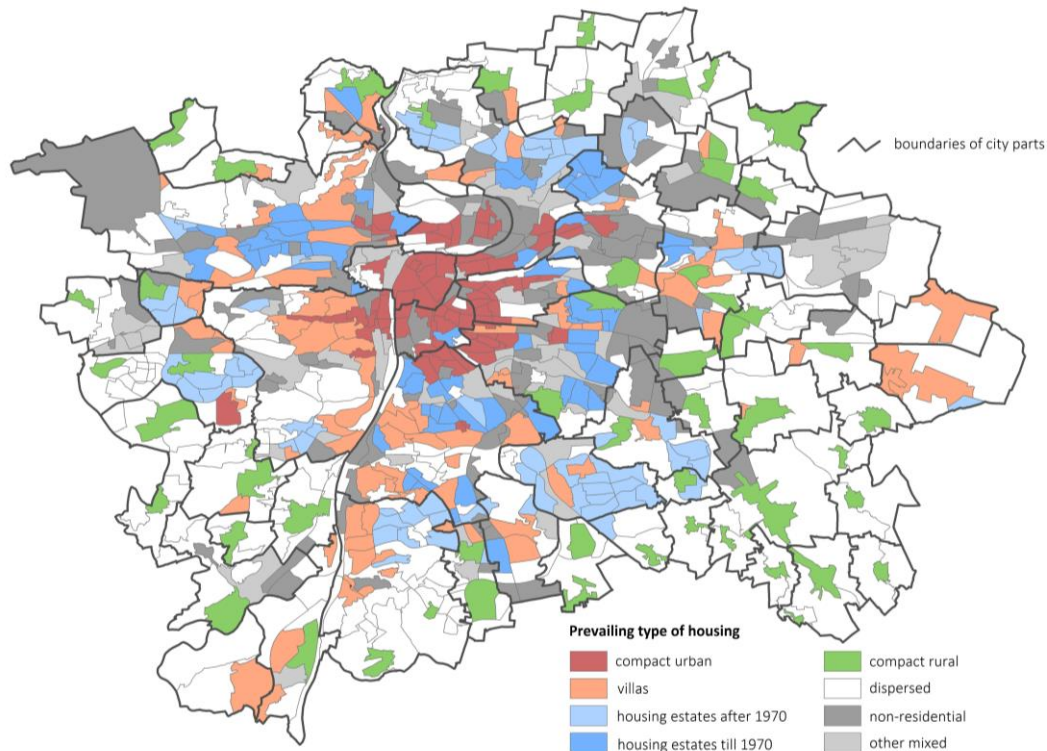

Figure 9.3.1: *A typology of urbanistic districts in Prague based on the prevailing type of housing*
Source: *ÚRM, 2001*

The main purpose of this typology is to define relatively homogenous areas with a characteristic type of housing and consequently enable an easier, generalised interpretation of analysed data, which normally appear on maps as a confusing mosaic. The typology presented consists of six basic types of residential areas: the historical core of the city, inner city tenement houses, inner city villa neighbourhoods, outer city working class houses, housing estates, and inner suburbs. The typology applies to the territory lying within the current city administrative boundaries. An outer suburban zone can be defined based on the intensity of housing construction and the in-migration from Prague (Ouředníček, Špačková, Novák 2013). The last type characterised by intense post-1991 housing development is defined additionally.

Table "Typology of residential areas" (see map sheet) shows the basic characteristics of each of these types. As the table indicates, housing estates are home to the biggest part of Prague's inhabitants (41.9%), followed by tenement houses (26.2%) and the inner suburbia (12.2%). The other types of residential areas are below the 10% level. A comparison with the typology based on data from the 2001 census (Ouředníček et al. 2012: Table 13.3, p. 283) clearly shows that the typology has changed mainly in those parts of the city that have seen new housing development. For example, the number of urbanistic districts in the inner suburbs has increased from 113 to 131 and in the housing estates from 142 to 153. Tenement houses represent a specific group which also includes newly built outer city and urban periphery apartment housing; the number of units in this type has grown from 110 to 141. It is interesting to note that the number of inhabitants in the housing estate type has declined slightly (by 3 000 people), the historical city core was obviously also affected by decline. All the other types have experienced an increase in population, most notably (by approximately 50 000 people) the inner suburbs. When comparing population data from both censuses, it is important to bear in mind that the methodology has changed. The data collected in 2001 referred to permanent residents, while the results published in 2011 referred to usually resident population. The methodology used may cause significant disparities in specific parts of the city (city centre, outer city) where a higher share of present (usually resident) population is expected.

The map sheet includes two maps visualizing the typology of residential areas in two different ways. The first map shows the spatial differentiation of the six basic types of urbanistic districts and 62 new housing development areas where the share of new apartments built after 1991 exceeds 30%. The different types of housing are scattered around the city with significant concentration of villa neighbourhoods in the north-western and southern inner city sectors and a large share of tenement houses located in the eastern part of the city. The north-western sector noticeably lacks a larger number of housing estates. The distribution of new housing development areas in different types of urbanistic districts is also of interest: none is located in the historical core, one is located in villa neighbourhoods and only a few of these areas are situated within the inner city tenement housing area. This is because the recent transformation era saw most of the new housing projects developed in the outer city area.

This differentiation is clearly visible on the second map, which combines three housing characteristics: the age of the housing stock in different urbanistic districts and the number and structure of dwellings by size in Prague's cadastral territories. Four types of urbanistic districts with an above-average share of housing built in a given period (before 1945, 1946–1970, 1971–1991, and 1992–2011) were defined for Prague, with an additional fifth type comprising districts with a heterogeneous period of construction. Two city growth patterns are visible on the map: a concentric movement outward from Prague's historical centre towards its periphery of housing estates and suburban housing and gradual housing development around the old centres of formerly independent municipalities which are being incorporated into the city. Table 9.3.2 shows the housing stock structure in different types of urbanistic districts defined by the prevailing age of housing construction.

Period of construction or reconstruction	Up to 1945	1946 - 1970	1971 - 1990	1991 - 2011	No response
Type 1 (up to 1945)	76 % **(> 39 %)**	9 %	5 %	7 %	3 %
Type 2 (1946 - 1970)	15 %	63 % **(> 23 %)**	12 %	6 %	3 %
Type 3 (1971 - 1990)	4 %	4 %	79 % **(> 39 %)**	9 %	4 %
Type 2 (1991 - 2011)	12 %	7 %	18 %	53 % **(> 23 %)**	11 %
Type 5 (other)	34 %	19 %	28 %	17 %	2 %

Table 9.3.2: *Dwelling stock structure in different urbanistic district types defined according to the prevailing age of buildings*
Source: *Own typology, ČSÚ, 2012*
Notes: Numbers in brackets set the minimum share of apartments constructed in respective period within the assigned type; type 5 (other) consists of urbanistic districts in which none of the construction periods exceeds the average value by more than 5%.

The proportional symbol map of Prague's 112 cadastral territories shows the housing stock structure based on the number of residential rooms. A residential room is a part of the dwelling (e.g. a living room, bedroom or kitchen) intended for occupation with a minimum floor space of 8 m^2 (ČSÚ 2011). This indicator allows for a comparison of different residential area types using the size of dwellings. On average, the largest dwellings are located on the city's periphery, in rural-type family houses with a large share of houses built after 1991 (e.g. Březiněves, Slivenec, Koloděje). The smallest dwellings are situated in inner city neighbourhoods with a large share of older apartments (built before 1945). The map clearly shows the differentiation of inner city neighbourhoods. The smallest dwellings are to be found in 19th century working class neighbourhoods (Nusle, Žižkov, Holešovice), while those parts of the city that were intended for higher classes (Dejvice, Střešovice) are dominated by apartments with a

higher number of rooms. Table 9.3.1 gives an overview of cadastral territories with the highest share of small and large dwellings respectively.

Cadastral territory	Number of rooms in dwelling (%)		Cadastral territory	Number of rooms in dwelling (%)	
	1 - 2	4 plus		1 - 2	4 plus
Nusle	52.1	19.3	Křeslice	2.3	90.9
Vysočany	50.3	21.4	Sobín	4.9	85.4
Žižkov	45.5	22.8	Lipany	9.3	85.3
Holešovice	44.0	25.3	Březiněves	4.1	84.8
Vršovice	43.6	22.4	Slivenec	5.6	82.4
Libeň	42.1	27.4	Koloděje	7.7	80.0
Vyšehrad	40.7	26.6	Lipence	6.9	79.2
Karlín	40.0	28.0	Šeberov	8.0	78.4
Michle	38.3	32.9	Benice	6.3	76.2
Košíře	36.5	35.1	Hájek u Uhříněvsi	8.3	75.2
Vinohrady	36.4	31.7	Satalice	8.5	75.0
Ruzyně	35.6	44.7	Újezd nad Lesy	8.1	74.9

Table 9.3.1: *Cadastral territories of Prague with the largest share of small and large dwellings respectively, 2011*
Source: *ČSÚ, 2011; Own calculations.*

References:

KRÁL, J. (1947): Zeměpisný průvodce Velkou Prahou a její kulturní oblasti. Melantrich, Praha.

LINHART, J., RAK, V., VOŽENÍLEK, J. (1977): Sociální aspekty ekologické zónace hlavního města Prahy. Sociologický časopis, 13, n. 1, pp. 94–115.

MOSCHELES, J. (1937): The Demographic, Social and Economic Regions of Greater Prague: a Contribution to Urban Geography. Geographical Review, 27, č. 3, pp. 413–430.

OUŘEDNÍČEK, M., POSPÍŠILOVÁ, L., ŠPAČKOVÁ, P., TEMELOVÁ, J., NOVÁK, J. (2012): Prostorová typologie a zonace Prahy. In: Ouředníček, M., Temelová, J. eds.: Sociální proměny pražských čtvrtí. Academia, Praha, pp. 268–297.

OUŘEDNÍČEK, M., ŠPAČKOVÁ, P., NOVÁK, J. (2013): Metodické problémy výzkumu a vymezení zón rezidenční suburbanizace v České republice. In: Ouředníček, M., Špačková, P., Novák, J. eds.: Sub Urbs: krajina, sídla a lidé. Academia, Praha, pp. 309–332.

Data sources:

ČSÚ (2011): Databáze výsledků ze Sčítání lidu, domů a bytů k 26. 3. 2011. Elektronická databáze dat. Český statistický úřad, Praha.

ÚRM (2001): Typologie urbanistických obvodů. Útvar rozvoje města, Praha.